

P&D Regulatory Reform

(Updated 6/20/16)

The Maricopa County Planning & Development Department has undertaken a significant effort toward regulatory reform. The zoning, drainage and building codes are being reviewed and amended to bring them in alignment with the community values expressed by the residents and property owners of unincorporated Maricopa County. Following is a summary of what has been implemented over the past three years:

Administrative Action - The Department will complete a zoning clearance review for only the construction that is the subject of the permit application submittal. Permit applicants are to provide written certification as to the accuracy of the submitted site plan and other application materials. The certification will include a statement verifying that the applicant has submitted materials that comply with the Department's site plan checklist. For the purposes of zoning clearance review, Department staff will rely on the accuracy and completeness of submitted materials. Permit documents will include a condition that zoning clearance is for the sole purpose of the subject construction and does not convey the approval of any construction or structures that are not the subject of the permit. Implemented 8/15/11.

TA2007018 – Emergency Service Providers – text amendment to the Maricopa County Zoning Ordinance deleting Articles 501.2.10 & 601.2 permitting privately operated fire stations in the Rural and Residential zoning districts, adding all privately operated emergency services providers (including ambulance) as permitted uses in the Commercial (and Industrial) zoning districts per Article 803.2.19, and adding a new Special Use category for privately operated emergency service providers per Article 1301.1.45. Approved at the 1/11/12 BOS hearing with immediate effect.

TA2008004 – Lighting of Billboards– text amendment to Chapter 14 of the Maricopa County Zoning Ordinance prohibiting bottom mounted lighting of billboards in unincorporated Maricopa County. Approved at the 9/14/11 BOS for immediate effect.

TA2010009 – Code Enforcement Review - text amendment to Ch. 15 of the Maricopa County Zoning Ordinance delegating code enforcement review and appeal of a hearing officer's order of judgment due to procedural error to the Board of Adjustment. Approved at the 11/3/10 BOS with immediate effect.

TA2010012 – Mobile and Manufactured Homes – text amendment to the Maricopa County Zoning Ordinance so that all types of single-family dwelling units – site-built, manufactured and mobile homes – are treated the same with regard to zoning clearance. The definition of Single Family Dwelling in Chapter 2 has been revised. A mobile home will require certification from the State Office of Manufactured Housing or it must be rehabilitated to comply with all building safety codes. Approved at the 1/11/12 BOS with immediate effect.

TA2010014 – Home Daycare – text amendment to Chapters 5 & 6 of the Maricopa County Zoning Ordinance permitting home based child daycare subject to conditions in all Rural and Residential zoning districts. Approved at the 1/12/11 BOS with immediate effect.

TA2010020 – Grading – text amendment to Art. 1504.3 of the Maricopa County Zoning Ordinance to state that zoning clearance for grading within a road easement shall only apply to the area within the easement and not the entirety of parent parcels. Approved at the 3/16/11 BOS with immediate effect.

TA2010021 – Phased Plats – text amendment to the Maricopa County Subdivision Regulations to state that a phased preliminary plat shall remain valid so long as each successive final plat phase is approved within two years from the date of approval of the previous final plat phase. Approved at the 3/16/11 BOS with immediate effect.

TA2010022 – Heights – text amendment to the Maricopa County Zoning Ordinance to delete all references to a maximum number of stories. All zoning districts instead refer to a maximum height by number of feet. This provides more design flexibility to the developer. Approved at the 3/16/11 BOS with immediate effect.

TA2011001 – Medical Marijuana – text amendment to the Maricopa County Zoning Ordinance deleting all reference to home cultivation of medical marijuana and deleting reference to medical marijuana dispensaries and offsite cultivation locations as a Special Use in Chapter 13. In Chapter 2 the definitions of medical marijuana dispensaries and offsite cultivation locations were clarified to indicate they are industrial uses thus relegating the uses to the IND-3 Heavy Industrial Zoning District. Approved at the 8/31/11 BOS with immediate effect. This has been superseded and is no longer in effect.

TA2011002 – Charter Schools – text amendment to the Maricopa County Zoning Ordinance clarifying that charter schools are permitted in any zoning district. Approved at the 4/27/11 BOS with immediate effect.

TA2011003 – A-Frame Signs and Light Pole Banners – text amendment to Chapter 14 of the Maricopa County Zoning Ordinance providing conditions to permit A-frame/sandwich board signs and light pole banners. These types of temporary signs were previously not permitted in unincorporated Maricopa County. Approved at the 9/14/11 BOS for immediate effect.

TA2011005 – Hearing Officer Subpoena Power – text amendment to Article 1504.3.3 of the Maricopa County Zoning Ordinance enumerating that the administrative hearing officers are authorized subpoena power to compel the appearance of a witness or production of documents. The subpoena can only be enforced by application to the Superior Court. Approved at the 9/28/11 BOS with immediate effect.

TA2011007 – Utility Scale Solar Construction – text amendment to the Maricopa County Local Additions & Addenda clarifying that retroactive back to 10/1/10, a utility-scale solar generating station is to have the entire phase of construction evaluated based upon the construction codes in effect at time of the initial permit application. Approved at the 8/17/11 BOS with immediate effect.

TA2011008 – Utility Scale Solar Construction – text amendment to the Maricopa County Zoning Ordinance removing conflicting language with TA2011007. Approved at the 8/17/11 BOS with immediate effect.

TA2011010 – Required Side Yards – text amendment to the Maricopa County Zoning Ordinance regarding location of accessory buildings within the required side yards. This amendment resulted in side yards being treated the same as rear yards permitting accessory buildings at a 3’ setback if not occupying more than 30% of the total required yard. Approved at the 10/19/11 BOS with immediate effect.

TA2011011 – Continuing Existing Uses – text amendment to the Maricopa County Zoning Ordinance that changed the critical threshold date for determining Legal Non-Conforming (“grandfather”) status of a building or structure, and a lawfully existing use, on an existing parcel from 1969 to 1/1/2000. Approved at the 10/19/11 BOS with immediate effect.

TA2011012 – Drainage – text amendment that deleted the Drainage Regulation of Maricopa County and incorporated same into Sec. 1205 of the Maricopa County Zoning Ordinance. There were no substantive change to the regulation, but the text was reformatted and redundant language was deleted. Approved at the 10/19/11 BOS with immediate effect.

TA2011013 – Distance Between Buildings – text amendment to the Maricopa County Zoning Ordinance that deleted all references to a required minimum distance between buildings in the Rural and Residential zoning districts. This amendment did not alter any such requirements in the adopted building codes. Approved at the 10/19/11 BOS with immediate effect.

TA2011014 – Accessory Dwelling Units – text amendment to the Maricopa County Zoning Ordinance regarding accessory dwelling units in the Rural and Residential zoning districts. This resulted in detached accessory dwelling units be treated the same as all other detached, accessory buildings with regard to setbacks. Approved at the 10/19/11 BOS with immediate effect.

TA2011017 – Farms and Roadside Stands – text amendment to the Maricopa County Zoning Ordinance that deleted the two acre minimum area for farm uses and established roadside stands as accessory uses in the Rural zoning districts. Approved at the 10/19/11 BOS with immediate effect.

TA2011018 / TA2011021 – Hillside – Section 1201 the Maricopa County Zoning Ordinance was revised to simplify the application of and enforcement of Hillside Regulations. All disturbance is relegated to the lot's buildable area (within required yards of the principal building envelope) except for driveway (serving a single parcel), utility and roadway (serving more than one parcel); and permitting 100% hillside disturbance within the lot's buildable area, and permitting a maximum total hillside disturbance of 75,000 sf over the gross lot area. Approved at the 10/19/11 BOS with immediate effect. This amendment was revisited at the 12/14/11 BOS where the language now approved and in effect was readopted per TA2011021 but to allow applications pending as of 10/19/11 to be processed under the hillside regulations in effect at time of application.

TA2011019 – Zoning Clearance / Drainage Clearance – Article 1504.5 the Maricopa County Zoning Ordinance was revised to delete reference requiring zoning clearance for any improvement in excess of a \$500 assessed value, and to add that a zoning clearance is not required for any non-habitable accessory building or structure that is a single story and no greater than 200 sf in floor area. Note that these structures must still observe setbacks, SVT, lot coverage, etc. The amendment also added a paragraph to Article 1205.7.1 stating that drainage clearance is not required for any building with an area of 200 sf or less nor any pipe rail type fencing not permanently affixed to the ground – if not located within a retention area or drainage way. This amendment provides consistency between requirements for zoning clearance and drainage clearance. Approved at the 12/14/11 BOS with immediate effect.

TA2011020 – Building Permit – Section 205 of the Local Additions and Addenda was revised with an added paragraph to state that a building permit is not required for any non-habitable accessory building or structure that is a single story and no greater than 200 sf in floor area, and that does not contain any electrical, plumbing or mechanical. This will provide consistency between zoning clearance, drainage clearance and building safety clearance. This amendment also deleted requirement to permit replacement water heaters. Approved at the 3/28/12 BOS with immediate effect.

TA2012001 – Protected Development Rights – Article 1504.5 the Maricopa County Zoning Ordinance was revised to clarify that a protected development right plan (PDR) status may only be granted to a final subdivision plat or a precise plan of development. PDR status protects construction of a phased project from subsequent changes to development standards for up to a ten year period. Approved at the 3/28/12 BOS with immediate effect.

TA2012003 – Sign Regulations – to clarify the parameters for location of temporary signs, to permit commercial wall signs in Commercial and Industrial zoning at the maximum building height, to permit perimeter wall signs in Commercial and Industrial zoning and for churches and schools in Rural and Residential zoning. Approved at the 10/31/12 BOS for immediate effect.

TA2012004 – Fees Residential Solar Permit and Replacement Hot Water Heaters – amendment to Section 208 of the Local Additions and Addenda to lower fees. Approved at the 3/28/12 BOS with immediate effect. Due to regulatory reforms previously instituted there are now less costs to recover for these types of applications and the savings are being passed on to customers.

TA2012006 – Zoning Clearance for Corrals – Article 1504.5 the Maricopa County Zoning Ordinance was revised to delete reference requiring zoning clearance for a fence simply for the fact that it acts as a corral. This amendment partners with TA2011020. Approved at the 4/25/12 BOS with immediate effect.

TA2012009 – Wall Heights and Prohibitions –the Maricopa County Zoning Ordinance was revised so that maximum height of walls/fences is raised to 8’(inclusive of all caps, pillars, etc.) high within required yards, but must be semi-opaque (80% transparency) within required front yard of Residential zoning; a corresponding increase in combination retaining/privacy fence height to a maximum of 14’ (max. 8’ privacy on top of max. 6’ retaining); and to accommodate increased height

from lowest natural grade where walls cross washes for up to a 20' span length. Art. 1111.4.1 now prohibits concertina, razor and electric wire and electrified fence below a height of 8' above finished grade. Approved at the 8/22/12 BOS with immediate effect.

TA2012011 - Community Gardens – to permit gardens / community gardens as a primary use in every zoning district. Approved at the 7/17/13 BOS public hearing for with immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2012012 - Chickens – to permit the keeping of up to five chicken hens on lots in the Residential zoning districts. Approved at the 7/17/13 BOS with immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2012015 – RV Storage/Parking - RVs may be stored in other than the required front yard but must maintain a 5' clear path around structures. Approved at the 7/17/13 BOS with immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2012016 – Unregistered/Inoperable Vehicles Storage/Parking – Three unregistered and/or inoperable vehicles may be stored on a property in other than the required front yard but must be screened from view of the street by a solid fence or in a carport. Approved at the 7/17/13 BOS with immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2012020 – Temporary Events – Art. 1302.2.2.4 added to Maricopa County Zoning Ordinance exempting construction permit requirements for structures erected pursuant to an approved Temporary Use Permit if standing for a period not to exceed 96 consecutive hours. Approved at the 8/22/12 BOS with immediate effect.

TA2012021 – Temporary Events – amended Sec. 205 of the Maricopa County Local Additions and Addenda (building codes) exempting construction permit requirements for structures erected pursuant to an approved Temporary Use Permit if standing for a period not to exceed 96 consecutive hours. Approved at the 8/22/12 BOS with immediate effect.

TA2012023 – open metal patio covers – revised definition of Non-Livable Building and added definition of Open Metal Patio Cover in Chapter 2 of the Maricopa County Zoning Ordinance. The result of this text amendment is that open metal patio covers attached to a residence will not have to meet finished floor elevation to mitigate inundation requirement. Approved at the 11/14/12 BOS for immediate effect.

TA2012024 – Model Home Complex Signage –established sign criteria (size, sign types, number, location) for signs in Model Home complexes in Rural and Residential zoning districts. Approved at the 12/12/12 BOS for immediate effect.

TA2012026 – Residential Solar – clarified that accessory structures are permitted within the side yard. Approved at the 12/12/12 BOS for immediate effect.

TA2012028 – Licensing Time Frames – a new ordinance establishing licensing time frames (but the applicable fees were subsequently adopted under TA2012032) in compliance with ARS 11-1601 through 11-1610. This is a new ordinance applicable to all county regulatory departments. Approved at the 12/12/12 BOS to take effect 12/31/2012.

TA2012029 – Zoning Fees - Incorporated new fees to be adopted by TA2012028 into the Maricopa County Zoning Ordinance. Approved at the 5/22/13 BOS for immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2012030 – Building Fees - Incorporated new fees to be adopted by TA2012028 into the Maricopa County Local Additions & Addenda. Approved at the 5/22/13 BOS for immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2012032 – Licensing Time Frames – companion to TA2012028, the new ordinance that established licensing time frames in compliance with ARS 11-1601 through 11-1610. This new ordinance adopted new fees related to the licensing time frames. The ordinance is applicable to all county regulatory departments. Approved at the 5/22/13 BOS for immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2012033 – Rural-43 Lot Coverage – Amended Art. 503.5.4 of the Maricopa County Zoning Ordinance to raise the maximum lot coverage (area under roof) of the Rural-43 zoning district from 15% to 25%. Approved at the 7/17/13 BOS with immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013001 – 2012 International Codes – A text amendment to the Maricopa County Local Additions & Addenda (adopted construction safety codes as amended) that adopted and amended the following: 2012 International Building Code, 2012 International Residential Code, 2012 International Plumbing Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 International Green Construction Code (voluntary), 2012 International Energy Conservation Code (voluntary), 2012 International Existing Building Code, 2011 National Electric Code. Approved at the 8/7/13 BOS for effect on 10/1/13 but with a grace period through 12/31/13 before mandating the new suite of codes. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013002 – Hillside Retaining Walls - A housekeeping text amendment to the Maricopa County Zoning Ordinance, Art. 1111.5.2 to reference the fact that Art. 1201.4 permits retaining walls subject to hillside slopes to have a max. 30' height (where they are otherwise limited to a max. 6' height). Approved at the 7/17/13 BOS with immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013003 – Drainage Waivers - A text amendment to the Maricopa County Zoning Ordinance, Sec. 1205, Drainage Regulations to allow drainage waivers to be granted administratively. Approved at the 7/17/13 BOS with immediate effect. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

CPA2011010 – Major Comp Plan Amendments – Text Amendment to the Maricopa County Comprehensive Plan Amendment Guidelines raising the requirement for a “major” CPA case from 100 acres to an area of greater than 640 acres. Major CPA cases may only be heard by the BOS at the last public hearing in December. General CPA cases may be heard by the BOS on any public hearing date. Approved at the 4/11/12 BOS to be effective in 30 days.

Administrative Action - The Department established minimum public participation requirements for general (non major) Comprehensive Plan Amendment (CPA) cases, specifically requiring notification to all property owners within 300’ at the time of application and at the time of hearing. These type of cases will not be required to post the site every ¼ mile along public right-of-way frontage as is required for Zoning cases. Implemented 1/31/13.

TA2013014 – Medical Marijuana - A new ordinance, Ordinance No. P-32 regarding Medical Marijuana; and related text amendments to the Maricopa County Zoning Ordinance (MCZO), to enact medical marijuana regulations after Superior Court order stated there were no valid medical marijuana regulations in unincorporated Maricopa County. Approved at the 1/29/14 BOS with immediate effect. This case was processed outside of the County’s Enhanced Regulatory Outreach Program (EROP) as an emergency measure.

TA2013004 – Exemption for building/structures existing prior to 1/1/2000 - Text amendment to the Maricopa County Local Additions & Addenda, Sec. 205, Building Permit Exceptions exempting construction of buildings and other structures that have been in existence prior to January 1, 2000, from the requirement to obtain a Building Permit. Approved at the 4/23/14 BOS with effect after 30 days. This case was processed through the County’s Enhanced Regulatory Outreach Program (EROP).

TA2013005 – Annual Facilities Permit (AFP) - This is a text amendment to the Maricopa County Local Additions & Addenda that created a process for an Annual Facilities Permit (AFP). Approved at the 6/11/14 BOS with effect after 30 days. This case was processed through the County’s Enhanced Regulatory Outreach Program (EROP).

TA2013006 – Location of Parking - This is a text amendment to the Maricopa County Zoning Ordinance, Article 1102 regarding the location of parking spaces in relation to the use served. The spaces may not be across an arterial street or railroad track of further than 600’ from the use served unless there is an approved valet parking plan. Approved at the 4/23/14 BOS with effect after 30 days. This case was processed through the County’s Enhanced Regulatory Outreach Program (EROP).

TA2013007 – Temporary Uses - This is a text amendment to the Maricopa County Zoning Ordinance, Section 1302, to permit Temporary Uses as an administrative remedy of a zoning violation by allowing a one year timeframe as an exit strategy or to obtain longer term zoning entitlement. Approved at the 4/23/14 BOS with effect after 30 days. This case was processed through the County’s Enhanced Regulatory Outreach Program (EROP).

TA2013008 –Amendment to Licensing Time Frames Ordinance No. P-30 per HB 2443 - This is a text amendment to Maricopa County Ordinance No. P-30 regarding licensing time

frames. This is a general ordinance applicable to all County regulatory agencies. This housekeeping item updated the ordinance with regard to changes in State law per HB 2443. Approved at the 4/23/14 BOS with effect in 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013009 – Setbacks - Text amendment to Maricopa County Zoning Ordinance that deleted language from definitions in Chapter 2 and deleting language from Article 1110.6.2 so that setbacks are measured from the lot line to the building at grade and that ordinary projections above grade may encroach up to 2' into any required yard. Approved at the 4/23/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013010 – Hillside Measurement - Text amendment to the Maricopa Zoning Ordinance, Article 1201.2.1 revising the Hillside measurement from areas of natural slope of 15% or greater within any horizontal distance with a 5' elevation change to within any horizontal distance with a 10' elevation change. Approved at the 4/23/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013011 – Street Name Suffixes - Text amendment to the Maricopa County Addressing Regulations, Section 702 to permit "Glen" and "Dale" street name suffixes west of the County 0/0 block numbering and "Terrace" and "Run" suffixes to the east. Approved at the 4/23/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013012 – Commercial signs - Text amendment to the Maricopa Zoning Ordinance, Articles 1403.2.3.2.b & 1404.2.2.2.b and the Chapter 14 Sign Table by Zoning District - to clarify maximum height limitation for free-standing on-site signs in Commercial and Industrial zoning districts proximate to Rural and Residential zoning districts unless developed for non-residential use. Approved at the 7/30/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2013013 – Runways - Text amendment to the Maricopa Zoning Ordinance, Article 1111.3 that clarified the required obstacle free zones (OFZ) and runway protection zones (RPZ) for runways / landing strips may be waived subject to Federal Aviation Administration (FAA) requirements. Approved at the 7/30/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014001 – Wireless Communication Facilities – Text amendment that overhauled the entire of Maricopa County Zoning Ordinance Section 1202 to streamline the entitlement process for WCFs by eliminating the WCF Use Districts and creating consistent standards throughout unincorporated Maricopa County based upon zoning district. A conditional use permit (CUP) was created for administrative approval. Approved at the 6/10/15 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014002 – Residential Lot Coverage - A text amendment to the Maricopa County Zoning Ordinance, Articles 601.5.4, 602.5.4, 603.5.4, 604.5.4, 605.5.4, 606.5.4, 701.5.4 & 702.5.4 that increased the Maximum Lot Coverage (cumulative area of lot under roof) in all Single-Family Residential and Multi-

Family Residential zoning districts. Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014003 – C-1 Use Regulations - A text amendment to the Maricopa County Zoning Ordinance that revised Article 803.2 by inserting a new Article 803.2.44 and renumbering the following sub-articles of Article 803.2. The new article stated that all uses permitted in the R-5 Multi-Family Residential Zoning District are also permitted in the C-1 Neighborhood Commercial Zoning District. This will help foster mixed-used development as recommended by the Maricopa County Planning and Development Ad Hoc Task Force. Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014004 – R-5 Use Regulations - This is a text amendment to the Maricopa County Zoning Ordinance that revised Article 702.2 by inserting new Articles 702.2.5 & 702.5.6 and renumbering the following sub-articles of Article 702.2. The new articles stated that all uses permitted in the C-1 Neighborhood Commercial Zoning District and Mobile Home Parks per Section 1203 shall be permitted in the R-5 Multi-Family Residential Zoning District. This will help foster mixed-used development as recommended by the Maricopa County Planning and Development Ad Hoc Task Force. Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014005 – Billboard SUP - Text amendment to the Maricopa County Zoning Ordinance that revised Article 1301.1.41.1 by inserting clarifying language that a billboard may be relocated by Special Use Permit due to public acquisition of from a parcel located within the perimeter boundary of Maricopa County or from within the corporate boundary of a city/town located partially in Maricopa County and partially in an adjacent county. Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014006 – Special Uses / Use Regulations - Text amendment to the Maricopa County Zoning Ordinance that overhauled Article 1301.1 and the Use Regulations of Chapters 5, 6, 7, 8 & 9 - so that special use categories are relegated to those uses that are temporal or of a unique nature not appropriate in a zoning district. Many of the use categories were moved into the use regulations for the respective zoning districts for which they are appropriate (found in Chapter 5 for Rural zoning districts, Chapter 6 for Single-Family Residential zoning districts, Chapter 7 for Multi-Family Residential zoning districts, Chapter 8 for Commercial zoning districts and Chapter 9 for Industrial zoning districts). This provides permanent zoning entitlement for development of uses that are long term in nature as recommended by the Maricopa County Planning and Development Ad Hoc Task Force. Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014007 – Gates (Building) - Text amendment to the Maricopa County Local Additions & Addenda, that added a new paragraph to Section 205 Exemptions eliminating requirement to obtain a building permit for gates within road easements. (TA2014009 was a companion text amendment to the Maricopa County Zoning Ordinance eliminating requirement for zoning clearance.) Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014008 – Property Maintenance - Text amendment to the Maricopa County Zoning Ordinance that created a new article in the zoning ordinance, Article 1116, and related definitions in Chapter 2, both derived from Maricopa County Ordinance No. P-10 (Abatement) and thus was not a new county regulation. Incorporation into the zoning ordinance provided a civil enforcement process and option to forego the need for formal abatement proceedings for simple items such as weeds and junk/trash/debris. Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2014009 – Gates (Zoning) - Text amendment to the Maricopa County Zoning Ordinance, Article 1504.5.2 that eliminated requirement to obtain a zoning clearance for gates within road easements and private street tracts. (TA2014007 was a companion text amendment to the Maricopa County Local Additions & Addenda that eliminated requirement for building permit.) Approved at the 10/8/14 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2015001 – Amateur Radio Antennas - Text amendment to the Maricopa County Zoning Ordinance, Chapter 11– that clarified amateur radio antennas mounted to a building are considered building appurtenances with no limit to the number of structures and that clarified structure placement within both Rural and Single Family Residential zoning districts. Approved at the 6/10/15 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2015002 – Restaurants and Cafes: Text amendment to the Maricopa County Zoning Ordinance, Chapter 8 – permitting outdoor dining at restaurants and cafes in the C-1 and C-2 zoning districts. Approved at the 6/10/15 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2015003 – Temporary Use: Text amendment to Maricopa County Zoning Ordinance (MCZO), Chapter 13 regarding Temporary Uses. This language was approved with TA2014006; however, the public notice for the previous text amendment did not refer to MCZO, Sec. 1302. Approved at the 6/10/15 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2015004 – Accessory Recreational Structures: Text amendment to Chapters 5 & 6 of the Maricopa County Zoning Ordinance permitting an increase in the maximum height of private outdoor recreational structures in both the Rural and Single Family Residential zoning districts and clarifying that both tennis courts and other accessory recreational structures are permitted. Approved at the 5/5/16 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

TA2015005 – Subdivision Assurance: Text amendment to the Maricopa County Subdivision Regulations and the Maricopa County Subdivision Regulations Administrative Guidelines allowing any form of assurance (including non-financial assurance) acceptable to the Planning Director within statutory parameters. The amendment affords maximize flexibility in favor of the regulated community.

Approved at the 5/4/16 BOS with effect after 30 days. This case was processed through the County's Enhanced Regulatory Outreach Program (EROP).

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